



November 14, 2025

Secretary of State
c/o State House
20 West State Street
Trenton, NJ 08625

Star Ledger
Star Ledger Plaza
Newark, NJ 07102

Atlantic City Press
1000 W. Washington Street
Pleasantville, NJ 08232

Asbury Park Press
3601 Highway 66
Box 1550
Neptune, NJ 07754

South Jersey Times
161 Bridgeton Pike Ste E
Mullica Hills, NJ 08062

Courier News
92 East Main St., Suite 202
Somerville, NJ 08876

Bergen Record
50 River Street
Hackensack, NJ 07602

Courier Post
301 Cuthbert Blvd.
Cherry Hill, NJ 08002

The Times
500 Perry Street
P. O. Box 847
Trenton, NJ 08618

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the New Jersey Housing and Mortgage Finance Agency's Low Income Housing Tax Credit Committee **Teleconference** Meeting. This Notice is sent to you pursuant to the Open Public Meetings Act N.J.S.A. 10:4-12 and 10:4-13 et seq.

Sincerely,

Laura Shea

A handwritten signature in cursive script, appearing to read "Laura Shea".

Chief of Legal and Regulatory Affairs

Enclosures

NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
LOW INCOME HOUSING TAX CREDIT MEETING

This is to notify you that the New Jersey Housing and Mortgage Finance Agency's Low Income Housing Tax Credit Committee **Teleconference** Meeting has been scheduled for **November 21, 2025 at 3:00 p.m.** at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

ANY MEMBER OF THE PUBLIC THAT WISH TO ATTEND THE MEETING VIA MICROSOFT TEAMS VIDEO CONFERENCE PLEASE GO TO THE NJHMFA WEBSITE AT <https://www.njhousing.gov/dca/hmfa/about/boardinfo/agendas/index.shtml>

ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA TELECONFERENCE PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BELOW.

Teleconference (audio only)
[+1 609-594-5424](tel:+16095945424),[147682841#](tel:+16095945424)
Phone Conference ID: 147 682 841#

THE PUBLIC PARTICIPANTS WHO WISH TO PROVIDE PUBLIC COMMENT WILL BE REQUIRED TO IDENTIFY THEMSELVES PRIOR TO SPEAKING FOR PURPOSES OF ACCURATE MEETING MINUTES.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal action will be taken by the Tax Credit Committee with regard to the items.

2025 LOW INCOME HOUSING TAX CREDIT PROGRAM
November 21, 2025
3:00 PM
Meeting of the Tax Credit Committee

AGENDA

NOTICE OF PUBLIC MEETING

ROLL CALL

PUBLIC SESSION

1. TAX CREDIT HARDSHIP REQUESTS
 - 1a. Phoenix Family Village Phase III, LITC# 2402
 - 1b. Oak Hill Farm, LITC# 2403
2. TAX CREDIT EXCHANGE REQUESTS
 - 2a. Bayonne Supportive Housing, LITC #2214
3. MOTION TO ADJOURN